



LUSCINIA VIEW, READING, BERKSHIRE, RG1 8AB  
OFFERS IN EXCESS OF £300,000 LEASEHOLD

## TWO BEDROOM GROUND FLOOR APARTMENT CLOSE TO READING TRAIN STATION AND TOWN CENTRE

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## DESCRIPTION:

Presenting this delightful ground floor apartment situated in a sought-after location close to the town centre and train station. This modern property features a master bedroom with ensuite, making it an ideal choice for those seeking comfort and convenience.

The apartment also benefits from secure parking, a patio area, and being part of a purpose-built development. With its well-maintained interiors, spacious layout, and proximity to local amenities, this property offers the perfect blend of style and practicality.

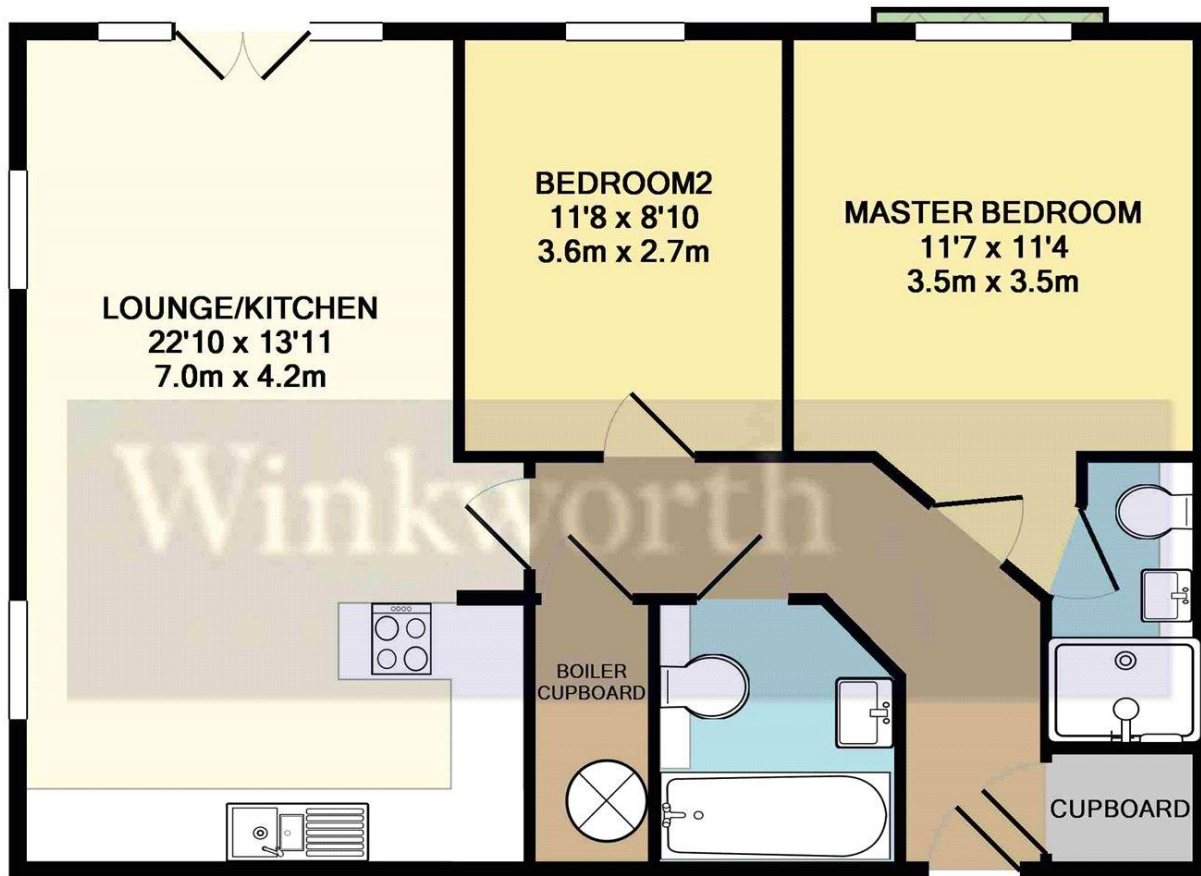
Whether you are a small family, professionals, or an investor looking for a promising rental opportunity, this apartment ticks all the boxes. With its attractive price point and desirable features, this property won't stay on the market for long. Contact us today to arrange a viewing and secure your chance to call this charming apartment your new home.

## AT A GLANCE

- No Onward Chain
- Located close to Reading station
- Two double bedrooms
- Two bathrooms
- Council tax band C
- Allocated parking
- Service charge £2206.62 per annum
- Ground rent £250 per annum



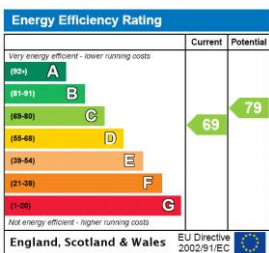




TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Leasehold

**Term:** 134 year and 6 months

**Service Charge:** £2206.62 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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